

**ROWAN COUNTY PROJECT DEVELOPMENT BOARD MINUTES**  
**ROWAN COUNTY FISCAL COURT ROOM**  
**MOREHEAD, KENTUCKY**  
**AUGUST 11, 2008**

The meeting of the Rowan County Project Development Board (PDB) was called to order at 4:43 p.m. by Rowan County Judge/Executive Jim Nickell.

Judge/Executive Nickell asked Secretary Lois L. Hawkins to call the roll of Board Members. Members present: County Judge/Executive Jim Nickell; Chief Circuit Judge Bill Mains; Senior District Judge Bill Lane; Citizen-at-Large Representative Jerry Alderman; Circuit Clerk Jim Barker; State Bar Association Representative Paul Stokes; Magistrate District 2 Jerry Flannery; Director AOC Representative Jerry Ravenscraft; Garlan VanHook, General Manager, Department of Court Facilities and Michael Kier, Project Coordinator, Department of Court Facilities.

Members Absent: None

A quorum was declared by Judge/Executive Nickell.

Visitors present: Steve Sherman of Sherman, Carter Barnhart; Bob Barton of Packs, Inc.; Mike Walters of Morehead State University; and Marty Nemes of League of Cities.

Jim Barker made a motion to accept the minutes as emailed. Seconded by Jerry Alderman. Called for a vote and passed.

**DISCUSSION ON COWDEN PROPERTY AND FISCAL COURT PROPERTY**

Judge/Executive Nickell stated the following: On Friday, August 8<sup>th</sup>, Ray White, Willie Roberts and I met at 9 a.m., in my office, with Fred and Freddie White and signed an option on the property for the appraised value.

At 10 a.m. Ray White, Willie Roberts and I met with Mike Walters at the University to discuss the transition from here to there. At this meeting Mr. Walters told us it would be 12 months or longer from this date before the Cowden Property could be turned over to Fiscal Court. This is a considerable distance from the time frame we were told in March. Demolition of the Cowden Building was scheduled for November 2008.

Mr. Walters reasoning for this was the surveys had to be made, flood plain and flood way studies had to be completed and permits had to be issued. The University has requested the State sign off on this process.

The University chose the appraisers for this property and the Cowden property. We receive two appraisals, one from Joe Robinson and one from Joe Curd. For all the Fiscal Court property was \$5.8 million and \$6.4 million. The appraisals on the Cowden Property was \$1.2 million and \$1.4 million.

Judge Nickell stated that at the meeting on Friday, Mike Walters indicated that there was a different approach the University wanted to take as far as the property was concerned. The University was not interested in the buildings on the County property as they would be torn down. The offer the University made for the three sections (the back parking lot, the courthouse and parking lot, and the jail) was \$2.2 million which was \$3 million less than what the property appraised for. From this \$2.2 million the \$1.4 million, the value of the Cowden Property would be subtracted and the remaining \$800,000 would be the amount the University would owe the Fiscal Court. Judge Nickell further stated that he would not take this offer to Fiscal Court.

Judge Nickell asked Steve Sherman to look at the possibility of options we do have with the White property that is under option. We will continue to try to work with the University but that is where we are at.

Mike Walters stated that, "We are still very interested in acquiring this property and I will be very honest with the committee we didn't dream that this property would appraise for the amount it has. I know that the County had an appraisal of about \$2.8 million." He further stated that the University would not pay \$6 million for this property. Mr. Walters said the University wanted the property and would conduct discussions but not in open forum.

Judge Mains made a motion to defer any further discussion on land acquisition until after the committee meets with MSU representatives on Monday, August 18<sup>th</sup> at 2 p.m., scheduling a PDB meeting for Thursday, August 21<sup>st</sup> at 5:30 p.m. Seconded by Judge Lane. Called for a vote and passed.

Committee members that will meet University Representatives are as follows:

Jim Nickell, Ray White, Willie Roberts, Bill Mains, and Bill Lane.

## NEW BUSINESS

Marty Nemis from Kentucky League of Cities spoke on insurance for the project.

Michael Kier asked that the PDB pay Architect for Phase A. Paul Stokes made a motion to pay Sherman, Carter, Barnhart for the work completed on Phase A of the Judicial Project. Seconded by Judge Lane. Called for a vote and passed.

Judge Mains made a motion to adjourn. Seconded by Jerry Ravenscraft. Called for a vote and passed.

Next meeting will be on Thursday, August 21, 2008 at 5:30 p.m.

*Lois L. Hawkins*

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LOIS L. HAWKINS, Secretary  
Rowan County Project Development Board